

REVIEWED & APPROVED
BY
MATT JANSSEN
2/17/15

**SAN LUIS OBISPO PLANNING DEPARTMENT HEARING MINUTES FOR THE MEETING
OF**

Friday, January 16, 2015

Minutes of the Regular Meeting of the County Planning Department Hearings held in the Board of Supervisors Chambers, County Government Center, San Luis Obispo, California, at 9:00 a.m.

The meeting is called to order at 9:00 a.m. by **Mike Wulkan, Hearing Officer.**

The following action minutes are listed as they were acted upon by the Hearing Officer of the Planning Department Hearings and as listed on the agenda for the Regular Meeting of 9:00 AM, together with the maps and staff reports attached thereto and incorporated therein by reference.

HEARINGS ARE ADVERTISED FOR 9:00 A.M. THIS TIME IS ONLY AN ESTIMATE AND IS NOT TO BE CONSIDERED AS TIME GUARANTEED. THE PUBLIC AND APPLICANTS ARE ADVISED TO ARRIVE EARLY.

Mike Wulkan, Hearing Officer: opens meeting.

PUBLIC COMMENT PERIOD

1. Members of the public wishing to address the Planning Department Hearing Officer on consent agenda items and matters other than hearing items may do so at this time, when recognized by the Hearing Officer. Presentations are limited to three minutes per individual.

CONSENT AGENDA

2. Unless pulled from the consent agenda by the Planning Department Hearing Officer for separate action, the following items will be acted on collectively because individual public hearings were not requested or required pursuant to Land Use Ordinance Section 22.062.050B.4.b. or Coastal Zone Land Use Ordinance Sections 23.02.033b.(2)(ii) and 23.02.033b.(4)(ii):

No one coming forward.

3. **December 19, 2014 Planning Department Hearings Draft Minutes**

Thereafter, on motion of the hearing officer, the Planning and Building Department minutes of December 19, 2014 are Received and Filed as recommended and are available on file at the office of the County Planning and Building Department.

4. Hearing to consider a request by **NANDO & GINNIFFER HIRSCHFELD** for a Minor Use Permit / Coastal Development Permit (D030007P) to allow for an existing as-built 1,707 square foot single family residence (modular home), and the conversion of an existing as-built approximately 1,350 square foot substandard residence into storage/workshop. The proposed project results in the disturbance of approximately 4,000 square feet on a 33-acre parcel in the Agriculture land use category. The proposed project is located at 2945 Clark Valley Road, approximately 1 mile south of Los Osos Valley Road and 1.3 miles southeast of the Los Osos urban reserve line. The site is in the Estero planning area. This project received a Class 3 Categorical Exemption under CEQA.

County File Number: D030007P
Supervisory District: 2
Cody Scheel, Project Manager

Assessor Parcel Number: 067-132-014
Date Accepted: June 2, 2014
Recommendation: Approve

Thereafter, on motion of the hearing officer, the request by **NANDO & GINNIFFER HIRSCHFELD** for a Minor Use Permit / Coastal Development Permit (D030007P) is granted based on the Findings A. through G. and subject to the Conditions 1 through 13 in Exhibit B; also, including the revised site plan. (Document Number: 2015-002_PDH)

5. Hearing to consider a request by **MICHAEL PEACHY** for a Minor Use Permit (DRC2014-00014) to allow for construction of six, 721 square foot, 2 bedroom, 1/12 bath townhouses as rental units. The project will result in the disturbance of approximately 20,000 square feet of the 24,000 square foot parcel. The proposal also includes an adjustment to the front setback standards to allow front setbacks of between 10 and 15 feet. The proposed project is within the Residential Multi-Family land use category and is located at 164 South Mallagh Street (on the southwest corner of South Mallagh and Price Street in the community of Nipomo. The site is in the South County (South County Sub-area) planning area. This project is exempt under CEQA.

County File Number: DRC2014-00014
Supervisory District: 4
Stephanie Fuhs, Project Manager

Assessor Parcel Number: 090-136-005
Date Accepted: December 8, 2014
Recommendation: Approve.

Thereafter, on motion of the hearing officer, the request by **MICHAEL PEACHY** for a Minor Use Permit (DRC2014-00014) is granted based on the Findings A. through G. in Exhibit A and subject to the Conditions 1 through 32 in Exhibit B. (Document Number: 2014-003_PDH)

6. Hearing to consider a request by **KEN DELFINO** for a Minor Use Permit/Coastal Development Permit (DRC2014-00044) to allow construction of a 2,480 square-foot one-story single family residence with a 663 square-foot attached garage and 295 square-foot deck. The proposed project will result in the disturbance of approximately 5,600 square feet of a 19,417 square foot lot. The proposed project is within the Residential Single Family land use category and is located at 2626 San Ricardo Lane, approximately 620 feet southeast of Pecho Valley Road, in the community of Los Osos. The site is located in the Estero planning area. This project is exempt under CEQA.

County File Number: DRC2014-00044
Supervisory District: 2
Brandi Cummings, Project Manager

Assessor Parcel Number: 074-483-002
Date Accepted: November 18, 2014
Recommendation: Approve

Thereafter, on motion of the hearing officer, the request by **KEN DELFINO** for a Minor Use Permit/Coastal Development Permit (DRC2014-00044) is granted based on the Findings A. through G. in Exhibit A and subject to the Conditions 1 through 47 in Exhibit B. (Document Number: 2014-004_PDH)

7. Hearing to consider a request by **MARLIN L. HECKMAN** for a Minor Use Permit/Coastal Development Permit (DRC2013-00099) to allow the demolition of an existing 918 square foot single family residence, and construction of a 1,808 square foot single family residence with a 484 square foot attached garage. The proposed project will result in the disturbance of approximately 1,300 square

feet of a 3,500 square foot lot. The proposed project is within the Residential Single Family land use category and is located at 454 Cambridge Street, approximately 725 feet east of the Windsor Boulevard and Cambridge Street intersection, in the community of Cambria. The site is located in the North Coast planning area. This project is exempt under CEQA.

County File Number: DRC2013-00099
Supervisory District: 2
Brandi Cummings, Project Manager

Assessor Parcel Number: 022-231-007
Date Accepted: October 20, 2014
Recommendation: Approve

Thereafter, on motion of the hearing officer, the request by MARLIN L. HECKMAN for a Minor Use Permit/Coastal Development Permit (DRC2013-00099) is granted based on the Findings A. through N. in Exhibit A and subject to the Revised Conditions 1 through 40 in Exhibit B. (Document Number: 2015-005_PDH)

8. Continued hearing to consider a request by FRED RAMIREZ for a Minor Use Permit/Coastal Development Permit (DRC2014-00036) to allow the conversion of a 291 square foot deck into an unconditioned sunroom, and the following additions: a 371 square foot deck and a 391 square foot garage, all to an existing single family residence. The proposed project is within the Residential Single Family land use category and is located at 2786 Rodman Drive, approximately 0.5 mile southeast of Pecho Valley Road, in the community of Los Osos. The site is located in the Estero planning area. This project is exempt under CEQA. (Continued from 1/2/2015)

County File Number: DRC2014-00036
Supervisory District: 2
Brandi Cummings, Project Manager

Assessor Parcel Number: 074-482-017
Date Accepted: November 13, 2014
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by FRED RAMIREZ for a Minor Use Permit/Coastal Development Permit (DRC2014-00036) is granted based on the Findings A. through F. in Exhibit A and subject to the Conditions 1 through 24 in Exhibit B. (Document Number: 2015-006_PDH)

HEARING ITEMS

9. Hearing to consider a request by LIME MOUNTAIN COMPANY for a Lot Line Adjustment (COAL 13-0062) to adjust the lot lines between 12 legal lots (5 APNs) of 153.5 acres, 154.5 acres, 158.6 acres, 158.6 acres, 158.6 acres, 158.6 acres, 159.5 acres, 40 acres, 159.4 acres, 148.5 acres, 323.5 acres, and 278.4 acres (approximately 2,052 acres), resulting in four (4) parcels of 388 acres, 476 acres, 530 acres and 658 acres, respectively. The adjustment will separate an existing mining operation from existing grazing land. The project will not result in the creation of any additional parcels or development. The site is within the Agriculture Land Use category and is located west of Paso Robles along Chimney Rock Road. The project site is in the Nacimiento and Adelaida sub areas of the North County planning area. This project is exempt under CEQA. A General Rule Exemption was issued for this project.

County File Number: SUB2014-00006
Supervisory District: 1
Megan Martin, Project Manager

APN(s): 014-011-010, 080-051-006,
014-031-010, 014-031-011, 080-141-001
Accepted: August 26, 2014
Recommendation: Approval

Mike Wulkan, Hearing Officer: reads project description into the record.

Megan Martin, Project Manager: present staff report via power point and discusses the revised conditions provided before the hearing.

Mike Wulkan, Hearing Officer: question the location of Chimney Rock Road with Mrs. Martin responding. Also, questions if there are any active Code Enforcement cases with Megan Martin responding.

John Sanders, Agent: states is in agreement with all the findings and conditions.

Mike Wulkan, Hearing Officer: responds to the letter received by Daniel E David.

Thereafter, on motion of the hearing officer, the request by LIME MOUNTAIN COMPANY for a Lot Line Adjustment (SUB2014-00006/COAL 13-0062) is granted based on the Findings A. through 1. in Exhibit A and subject to the Conditions 1 through 11; with the addition of new Condition 11 to read " All new parcels shall be provided with a minimum 20-foot wide private access easement (or restrictive covenant) to a Chimney Rock Road or nearest public road. Additional easement width shall be provided as necessary to contain all elements of the private access roadway prism. Easements may be created by parcel map, grant deed, or restrictive covenant, and shall be recorded prior to or concurrent with recordation of the Lot Line Adjustment." (Document Number: 2015-007_PDH)

10. Hearing to consider a request by **HIOJT RANCHES, LLC** for a Lot Line Adjustment (COAL14-0082) to adjust the lot lines between (2) two parcels of 402.47 acres, and 367.63 acres. The adjustment will result in (2) two parcels of 379.83 acres, and 390.27 acres. The proposed project is within the Agriculture land use category, the Flood Hazard combining designation, and is located (at 4890 Huasna Road) approximately 4 miles east of the City Arroyo Grande. The site is in the South County Planning Area, Huasna-Lopez Sub area. A General Rule Exemption (ED14-136) was issued on December 9, 2014.

County File Number: SUB2014-00008
Supervisory District: 4
Holly Phipps, Project Manager

APN(s): 048-191-001 & 002
Date Accepted: November 7, 2014
Recommendation: Approve

Mike Wulkan, Hearing Officer: reads project description into the record.

Holly Phipps, Project Manager: presents staff report via power point.

Mike Wulkan, Project Manager: questions if there are any structures on the property that might be affected by the change in Lot Lines with Ms. Phipps responding.

John Wilbanks, agent: thanks staff and states is in agreement with the findings and conditions.

Thereafter, on motion of the hearing officer, the request by HIOJT RANCHES, LLC for a Lot Line Adjustment (SUB2014-00008/COAL14-0082) is granted based on the Findings A. through B. in Exhibit A and subject to the Conditions 1 through 11 in Exhibit B. (Document Number: 2015-008_PDH)

Bill Robeson, staff, states this is Mike Wulkan's last meeting due to retirement and thanks him for being a hearing officer.

Mike Wulkan, Hearing Officer: Expresses appreciation and states he will miss being a hearing officer

ADJOURNMENT

Next Scheduled Meeting: February 6, 2015, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

**Nicole Retana, Secretary
Planning Department Hearings**

Minutes will be approved at the February 20, 2015 Planning Department Hearings Meeting.